



Crowtree Bank, Thorne, DN8 5TF
OIEO £875,000 Freehold

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Key features include

- 43 ACRES OF ARABLE FARM LAND
- Two Paddocks and a large barn
- Double Garage and Two Stables
- Landscaped Wrap Around Garden to Detached Bungalow
- Generous Dining Room
- Kitchen Diner with Utility Room
- Conservatory with multi fuel stove
- En-suite to Master and a Walk in Dressing Room
- Three Double Bedrooms
- FREEHOLD

43 ACRES OF FARM LAND WHICH INCLUDES A DETACHED BUNGALOW, TWO PADDOCKS, DOUBLE GARAGE, BARN AND TWO STABLES. (The land has an agricultural tie)

Extremely grand and spacious lounge with feature fireplace. The dining room currently has a wide eight seater table with a vast amount of room around it, this is an ideal space for entertaining. Oak kitchen with an island in the middle, with enough room for a family sized table. Off the kitchen you have a utility room and cloakroom. Double wooden doors lead from the kitchen into the conservatory which is very spacious with a multi fuel stove. Imagine the cold winters nights looking out onto the landscaped garden sat in the toasty warmth of the conservatory. Three double bedrooms with the master having not only a large en-suite but also having a walk in wardrobe/dressing room. The family bathroom has a roll top bath as well as a double shower unit which also has a drying area.

You have to see this property to appreciate the amount of land and the quality of the finish to the inside of the accommodation. Don't miss the opportunity to own this one of a kind unique property, call me today on 01405 814 999.

 **northwood**
Over & Above

Downstairs W/C

Low flush WC, pedestal hand wash basin, tiling to walls, coving to ceiling

Kitchen/Breakfast Room 6.30m x 4.93m (20'8" x 16'2")

Side facing external PVCu stable door, range of oak wall, base and drawer units, granite work surfaces, splash backs. Integrated range master cooker with electric and gas hobs and ovens, decorative oak plinth concealing the extractor fan. Oak central island with storage underneath and solid wood work top. Inset porcelain sink with gold trim and mixer tap, rear facing PVCu double glazed windows. Sliding larder unit, integrated dishwasher and space for American Fridge Freezer. Further side facing window and internal door to downstairs WC.



Inner Hallway

Central heating radiator, access to utility room and sitting room.

Conservatory 5.46m x 4.72m (17'11" x 15'6")

Brick and PVCu construction to the rear of property. Wood effect laminate flooring, multi fuel stove burner on stone hearth, TV point and French doors opening into the garden and patio area.

Utility Room 3.23m x 2.29m (10'7" x 7'6")

Range of wall and base units, worktops and inset circular sink with mixer tap. Plumbing for automatic washing machine and dryer. Tiling to floor, radiator with decorative cover, wall mounted boiler and side



Lounge 6.32m x 6.12m (20'9" x 20'1")

Double aspect living room, side facing PVCu double glazed window, front facing PVCu double glazed patio doors. Fire surround with marble back and hearth and inset electric fire. Coving and decorative rose to ceiling, three central heating radiators, TV point and French doors opening into dining room.



Dining Room 4.72m x 4.45m (15'6" x 14'7")

Front facing Dining room, with PVCu double glazed window and central heating radiator with decorative cover. Coving to ceiling and decorative ceiling rose. Internal door opening into entrance hall.

Entrance Hall

Front facing UPVc double glazed door with side UPVc double glazed windows, central heating radiator with decorative cover. Coving to ceiling and decorative ceiling rose, access to Dining room, Bathroom and Bedrooms.



Family Bathroom 3.56m x 2.54m (11'8" x 8'4")

Fitted with a white four piece suite comprising pedestal hand wash basin, low flush wc, free standing roll top bath with mixer tap and shower attachment, separate double shower cubicle with rain shower, drying area. Wall mounted heated towel rail, tiled walls and rear facing PVCu double glazed window. Extractor fan and coving to ceiling and ceiling rose.

Bedroom Three 4.47m x 2.57m (14'8" x 8'5")

Access from front inner hall, rear facing bedroom with PVCu double glazed window, central heating radiator with decorative cover, coving to ceiling.

Bedroom Two 6.05m x 3.28m (19'10" x 10'9")
 Front facing bedroom with UPVc double glazed window, central heating radiator with decorative cover.

Master Bedroom 5.26m x 3.71m (17'3" x 12'2")
 Two rear UPVc double glazed windows, central heating radiator with decorative cover, coving to ceiling and ceiling rose, door into inner hall and dressing room.

Dressing Room
 Access to en-suite bathroom, three built in wardrobes with double mirrored sliding doors, side facing UPVc double glazed window, central heating radiator with decorative cover, loft access and wall mounted boiler.

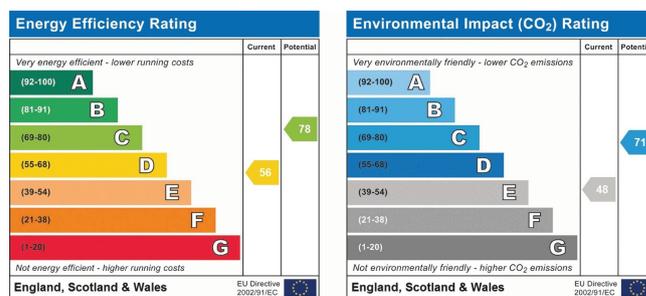
En Suite
 Jack and Jill en-suite accessed from Dressing room and Bedroom 2, comprising pedestal hand wash basin, low flush wc, separate shower enclosure, rear facing PVCu double glazed window, decorative coving and ceiling rose, central heating radiator with decorative cover, tiling to walls.

Garage 7.09m x 5.89m (23'3" x 19'4")
 Double detached garage with electric roller shutter door, power and lighting, access to rear storage/workshop area. Storage area measures 23' 9 x 14' 9.

Stables
 Attached to side of garage, enclosed hard standing, traditional stable doors, outside landing.

Barn 26.01m x 18.21m (85'4" x 59'9")
 Concrete/breeze and timber construction.

Land
 Approximately 43 acres including two grass paddocks, landscaped gardens, arable farm land currently used for crops.



Disclosure
 These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.